



COMMUNITY BOARD 11

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*Jerry Iannece
Chair*

*Susan Seinfeld
District Manager*

COMMITTEE REPORT

TO: All Board Members

FROM: Dennis Novick, Chair
Central/South Bayside Zoning Committee

RE: BSA Cal. No. 245-49 BZ
Alley Pond Owners Corp. /78-09 Springfield Boulevard

DATE: November 26, 2010

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On Wednesday, November 17, 2010 the Central/South Bayside Zoning Committee met to review the above application. Present were Committee Members Dennis Novick, Chair and Incha Kim. Also present were Emily Simons, representing the applicant and Susan Seinfeld, District Manager.

Ms. Simons of Simon and Wright LLC, representing the applicant Ally Pond Owners Corp. reviewed the specifics of the above captioned application with the committee members in attendance.

The application requests that the existing accessory residential management office located at 78-09 Springfield Boulevard be "legalized" by permitting a minor amendment to the plans of the Alley Pond Apartments, which was approved with a variance on June 1, 1949 under BSA Cal. No. 245-49-BZ. According to the applicant, these plans inadvertently omitted the management office, but the management office has been at the location since the apartments were built. Additionally, the 10-year variance expired on June, 1, 1959 and was never renewed. The applicant has been advised by the Board of Standards and Appeals that, currently, when similar variances are granted, to construct new housing developments, there are no term limits placed on the variance. Therefore, the application also seeks to amend the variance to remove the renewal clause from the revised variance.

As there was not a quorum of the committee members, a recommendation and vote was not taken. However, it was the opinion of the members present that there was no reason for this application to be denied. The committee is therefore bringing this application to the full board for a recommended course of action.